

Property Research Sheet

Location ID#(s): 10426

As of: 5/24/2019

Researched By: Steve Broadwell

Address: 164 CENTRAL AV

Current Zoning: B-2

Parcel Number(s): 15-20-303-007

Comp Plan Designation: COMMERCIAL

Subdivision: Westlawn Addn Lots 219 & 220

Size: 1.03 acres

School District: SD 131 – East Aurora School District

Park District: Fox Valley Park District

Ward: 5

Current Land Use

Current Land Use: VACANT

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and Section 8.3.

Setbacks are typically as follows:

Front Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet for buildings 35' or less in height and 20 feet for buildings over 35' in height.

Side Yard Setback: From Fox River - 30 Feet; from residential 20 feet for buildings 35' or less in height and 30' for buildings over 35' in height; from other 5 feet.

Exterior Side Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet for buildings 35' or less in height and 20 feet for buildings over 35' in height. **Exterior Side Yard**

Reverse Corner Setback:

Rear Yard Setback: From Fox River - 30 Feet; from residential 20 feet for buildings 35' or less in height and 30' for buildings over 35' in height; from other - 8 feet.

Exterior Rear Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet for buildings 35' or less in height and 20 feet for buildings over 35' in height.

Setback Exceptions:

Interior Drive Yard Setback: 5 feet

Other bulk standards are typically as follows:

Building Separations:

Minimum Lot Width and Area: None

Maximum Lot Coverage: None

Maximum Structure Height: None

Floor Area Ratio: None

Minimum Primary Structure Size: None

Minimum Dwelling Unit Size: The total square footage permitted for the residential use shall not exceed the total first floor square footage that is utilized for the office or business use.

Maximum Density:

Parking and Loading:

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance Table Two: Schedule of Off-street Parking Requirements and Section(s) 5 and Section 8.3.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and Section 8.3 Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and Section 8.3.

Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and Section 8.3.

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Map (1:1,500):



N Farnsworth Av

E Indian Tr

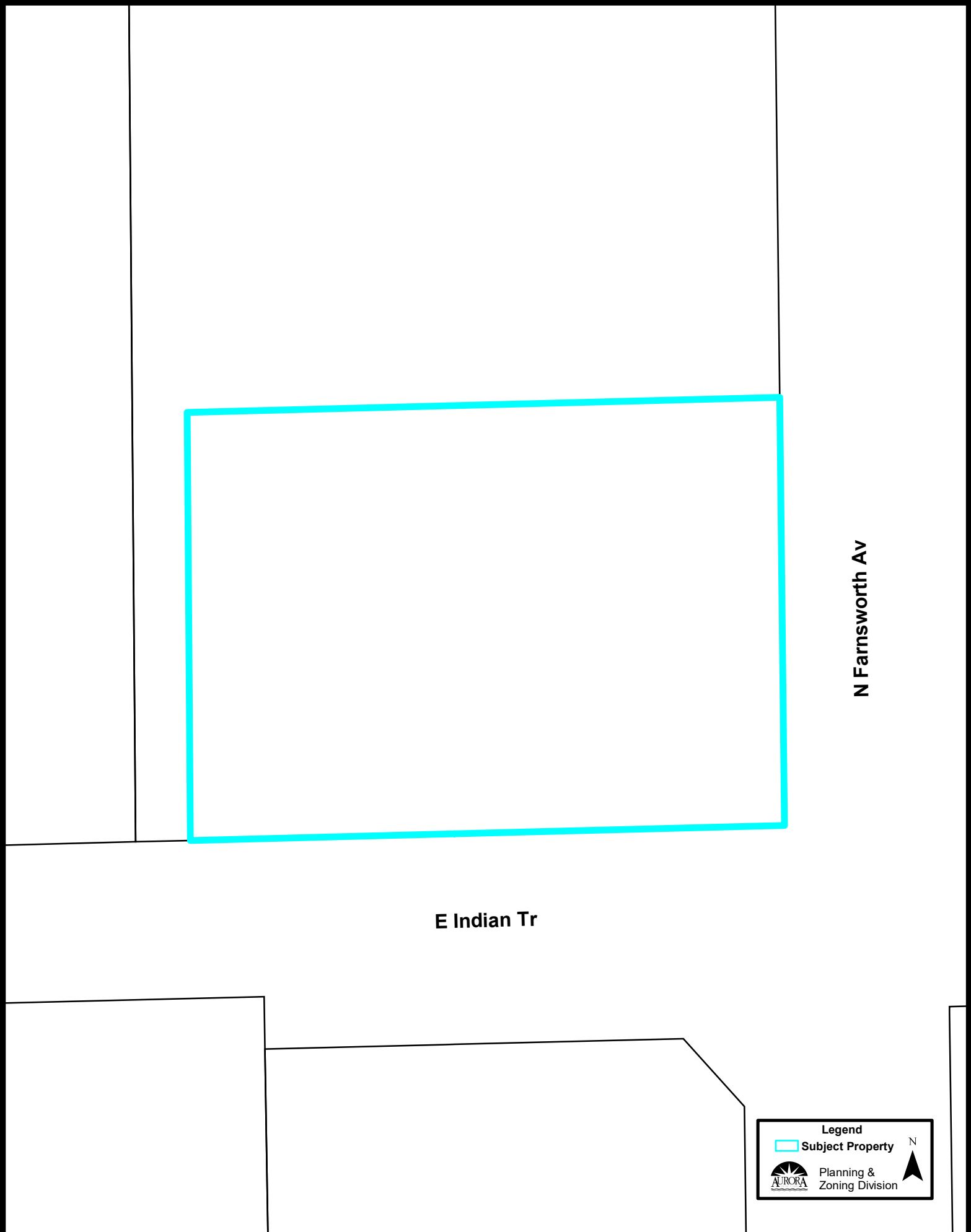
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[Cyan Outline] Subject Property



Planning & Zoning Division




Aerial Map (1:1,500):





E Indian Tr

N Farnsworth Av

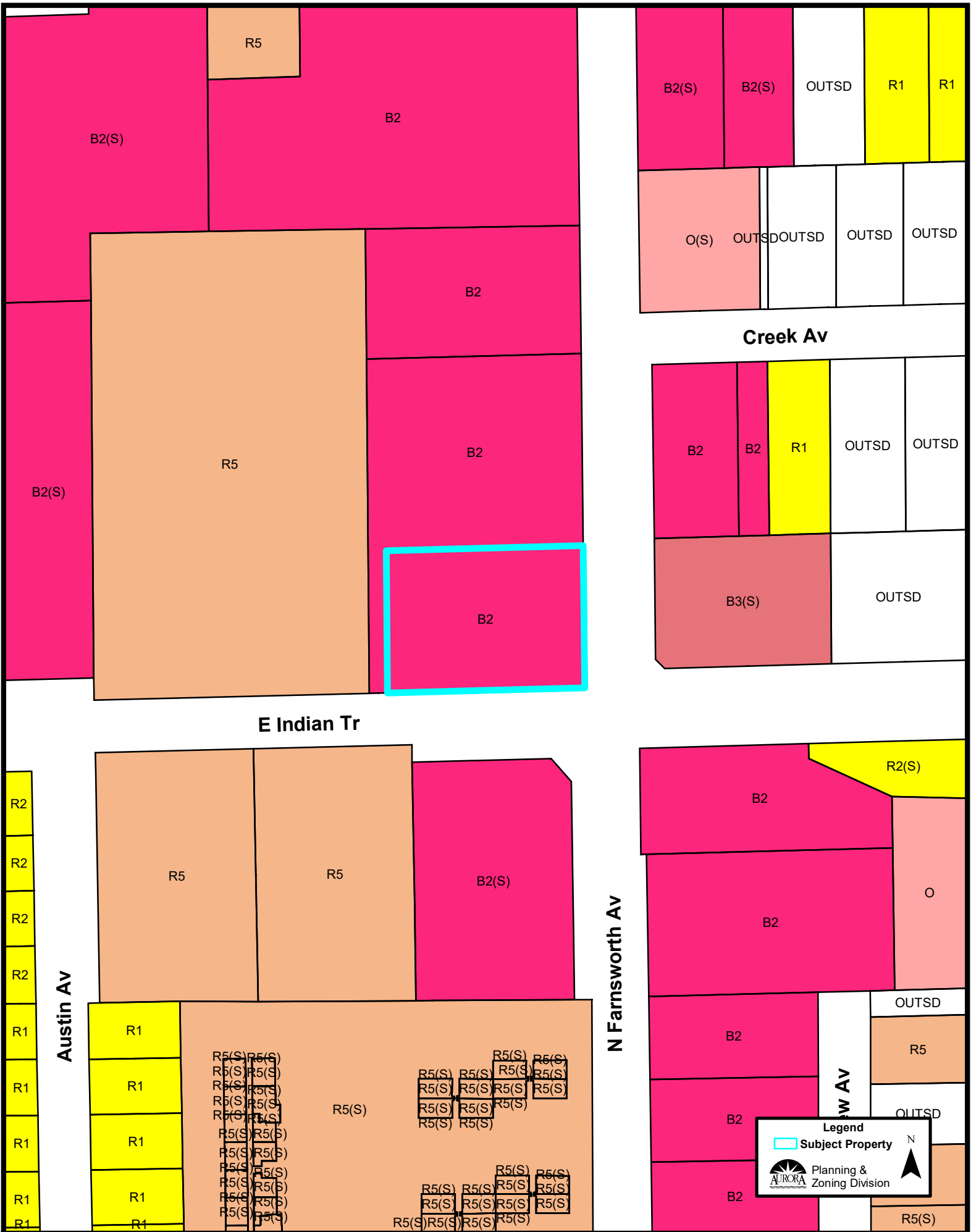
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 Subject Property


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Zoning Map (1:5,000):



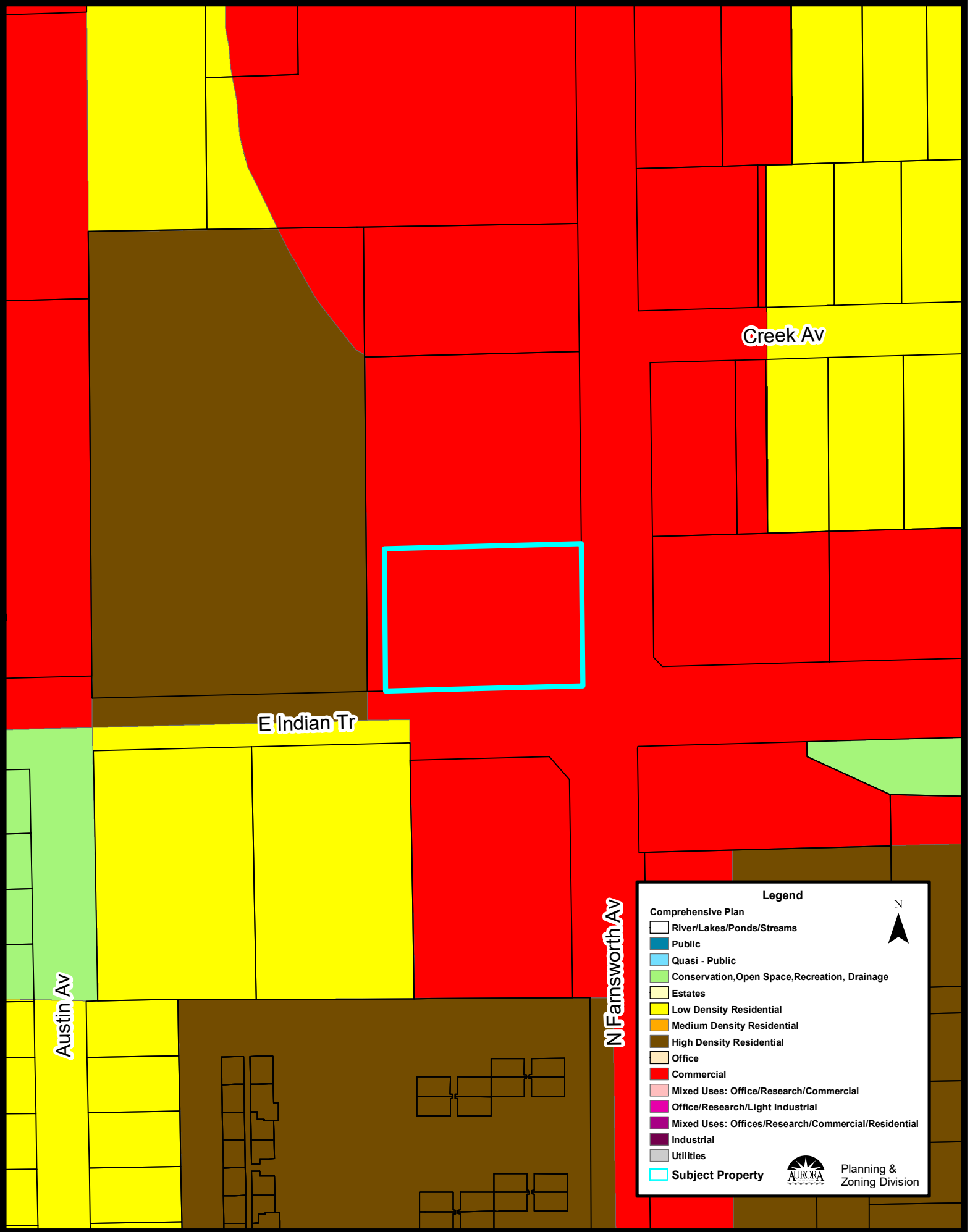
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 Subject Property

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Comprehensive Plan (1:5,000):



Legend

Comprehensive Plan

- River/Lakes/Ponds/Streams
- Public
- Quasi - Public
- Conservation, Open Space, Recreation, Drainage
- Estates
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Office
- Commercial
- Mixed Uses: Office/Research/Commercial
- Office/Research/Light Industrial
- Mixed Uses: Offices/Research/Commercial/Residential
- Industrial
- Utilities
- Subject Property

N

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